



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-105 – REZONING from AG to R-1, RP-1 & RP-2 and PRELIMINARY DEVELOPMENT PLAN – Bailey Farm, Lots 1-251 and Tracts A-F, 1300 SE Ranson Rd.
Applicant	Summit Homes
Location	1300 SE Ranson Rd
Planning Commission Date	June 10, 2021
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Joshua Johnson, AICP, Asst. Director Plan Services Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: October 7, 2020
Neighborhood meeting conducted: April 14, 2021 (via Zoom)
Newspaper notification published on: May 22, 2021
Radius notices mailed to properties within 300 feet on: May 20, 2021
Site posted notice on: May 21, 2021

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Attachments

Transportation Impact Analysis prepared by Brad Cooley, dated May 27, 2021 – 5 pages
Traffic Study submitted by TranSystems, dated February 15, 2021 – 15 pages

Stormwater Management Plan by Schlagel & Associates, dated May 25, 2021 – 19 pages

Preliminary Development Plan, dated May 27, 2021 – 8 pages

Elevations – 9 pages

Modification Request Letter – 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Summit Homes
Applicant’s Representative	Brad Kempf
Location of Property	1300 SE Ranson Rd
Size of Property	±1.03 acres (R-1) ±43.76 acres (RP-1) ±46.21 acres (RP-2) ±91.00 acres total acres
Number of Lots	1 – single family lot (R-1) 103 – single family lots (RP-1) 116 – single family lots (RP-2) 32 – Two-family lots (RP-2) 252 lots and 6 common area tracts
Dwelling Units	1 – single-family residence (R-1) 103 – single-family residences (RP-1) 116 – single-family residences (RP-2) 64 – two-family units (RP-2) 284 total dwelling units
Density	0.97 units per acre - R-1 (4 units per acre max) 2.2 units per acre - RP-1 (4 units per acre max) 4.1 units per acre - RP-2 (7.5 units per acre max) 2.8 units/acre (gross) - overall project density 3.1 units/acre (excl. common area) - overall project density
Current Zoning	AG (Agricultural)
Proposed Zoning	R-1, RP-1 & RP-2
Comprehensive Plan Designation	Low-Density Residential
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan. Duration of Validity: Rezoning approval by the City Council shall be valid upon approval and has no duration period associated.

	Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.
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Current Land Use
The subject property consists of a single 91 acre unplatted parcel. The original 1865 farm house is located near the north east corner of the property.

Description of Applicant’s Request
The applicant proposes to rezone 91 acres located at the southwest corner of SE Ranson Rd and SE Bailey RD from AG (Agricultural) to R-1 (Single-Family Residential), RP-1 (Planned Single-Family Residential District) and RP-2 (Planned Two-Family Residential District). The proposed subdivision will be composed of 219 single-family lots, 32 two-family lot, and 6 common area tracts. The existing historic farm house will be renovated and sold to a new owner but will not be a part of the HOA. The subject application shall act as the preliminary plat in accordance with UDO requirements.

2. Land Use

Description and Character of Surrounding Area
The subject site is located at the southwest intersection of SE Bailey Rd and SE Ranson Rd. Single family subdivisions are located to the north across SE Bailey Rd. James A. Reed Memorial Wildlife Area is located to the east across SE Ranson Rd. An 18-acre undeveloped vacant AG zoned property is located adjacent to the south property line. The new LSR7 Middle School (under construction) is located west of the proposed project.

Adjacent Land Uses and Zoning

North:	Oak Hill South & Hawks Ridge East residential subdivisions / R-1
South:	Vacate / AG
East (across SE Ranson Rd):	James A Reed Memorial Wildlife Area (outside City boundary)
West:	LSR7 Middle School (under construction) / AG

Site Characteristics
The subject site has a draw that generally runs east/west and bisects the property. The property displays the common characteristics of a property that has historically been used as a farm. The historical farm house is located in the northeast corner of the property.

Special Considerations
The property was the location of the Historic Baily Family Farm. A portion of the property is located in a National Register of Historic Places District. Excluding the historic farm house, all the structures

associated with the Historic District have been razed. The presence of the historic district on the subject property has no impact on the subject application.

Setbacks

Yard	Required	Proposed
Single-Family (Lots 1-219)		
Front	20' building 25' garage	20' building 25' garage
Side	5'	5'
Rear	20'	20'
Two-Family (Lots 220-251) RP-2		
Front	20' building 25' garage	20' building 25' garage
Side	5'	10'
Rear	20'	30'

Lot Dimensions

	Single-Family RP-1 (Lots 1-103)	Single-Family RP-2 (Lots 104-176)	Single-Family RP-2 (Lots 177-219)	Two-Family RP-2 (Lots 220-251)
Minimum Depth	125'	120'	120'	115'
Minimum Width	71'	40' *	50' *	84'
Minimum Area	9,230 SF	4,800 SF *	6,000 SF	9,660 SF

*requires a modification

3. Unified Development Ordinance (UDO)

Section	Description
2.240,2.250,2.60,2.300	Rezoning with preliminary development plan
4.090	Zoning Districts
7.060	Modifications

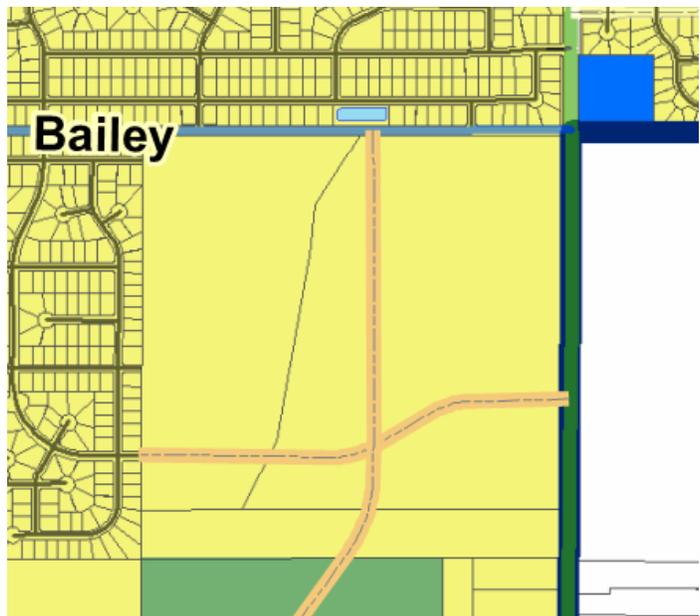
4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2 Objective 3.3

Comprehensive Plan

The subject application was reviewed for compliance with the 2005 Comprehensive Plan as the proposed project was submitted prior to the adoption of the 2021 Ignite Comprehensive Plan. The 2005 Lee’s Summit Comprehensive Plan Land Use Map identifies the area of the proposed project as Low-density Residential.

The Livable Streets elements identified in the City’s adopted Comprehensive Plan, Greenway Master Plan and Bicycle Transportation Plan show the need for a 10’ wide shared-use path along both Bailey Road (south side) and Ranson Road/Route RA (west side). As proposed, the plan does not show the shared use path along SE Ranson Road/Route RA.



A 10’ wide shared use path should be constructed along the west side of SE Ranson Road/Route RA from Bailey Road to the south property line in compliance with the Comprehensive Plan and the Livable Streets Resolution unless specifically waived by the City Council. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 are supported.

With the addition of the shared use path along SE Ranson Road the proposed development will be substantially consistent with the Comprehensive Plan; is compatible with existing and planned surrounding land uses; and meets Comprehensive Plan objectives of providing a diverse housing type that meets an identified need in the market.

5. Analysis

Background and History

- October 6, 1959 – The Board of Alderman approved the annexation of the subject property by Ord. # 584.
- July 3, 2006 – The north-east portion of the property was listed in the National Register of Historic Places.

Analysis of Rezoning

The proposal is to rezone 90.997 acres located at the southwest corner of SE Ranson Rd and SE Bailey Rd from AG (Agricultural) to R-1 (Single-Family Residential), RP-1 (Planned Single-Family Residential District) and RP-2 (Planned Two-Family Residential District). The proposed subdivision will be composed of 219 single-family lots, 32 two-family lots, and 6 common area tracts. All development of this site shall be tied to an approved plan and substantial deviation will require a new preliminary development plan approval.

Compatibility

Relative to existing development in the general area, the northeast corner of SE Bailey Rd and SE Ranson Rd is developed as the Princeton Heights single-family residential subdivision. North of the proposed project, across SE Bailey Rd, is the Oak Hill, Hawks Ridge and Bridgehampton single-family residential subdivisions. On the western edge of the project will be the new LSR7 middle school (currently under construction). Further to the west sits the Newberry single-family residential subdivision and the Newberry Commons four-family residential subdivision.

The proposed single-family and two-family residential homes are compatible uses for the area and are substantially similar to the uses on adjacent properties.

The proposed building materials and architecture are similar and compatible with existing residential subdivisions in the area and throughout the City. The proposed building exterior is composed of stone veneer, LP Smart lap/panel siding, LP shake shingle siding and composite shingle roofs.

Adverse Impacts

The proposed development will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The use is consistent with the existing residential nature of the existing subdivisions in the area. The proposed use is similar to the existing uses on adjacent properties and is not expected to generate noise, traffic or other adverse impacts at a rate more intense than the uses on adjacent properties.

Public Services

The proposed preliminary development plan will not impede the normal and orderly development and improvement of the surrounding property. The necessary water, sanitary sewer and storm sewer improvements will be extended to serve the proposed development, including the construction of new storm water detention basins at the western edge of the subdivision.

Unified Development Ordinance

The requested RP-1 Planned Single-Family Residential District is established to provide single-family detached dwellings at higher densities than R-1 will allow by providing more useable open space or specific amenities to be provided as a trade-off. The RP-1 District is intended to promote variations to the standard single-family environment i.e., patio homes, cluster homes and zero lot line placement all in keeping with the detached dwelling environment through the establishment of more common use green/open areas.

The requested RP-2 Planned Two-Family Residential District is established to provide opportunities for a moderate-density mix of single-family and duplex residential development at a maximum density of 7.5 units per gross acre. This district is designed for areas served by publicly-provided sanitary sewer.

Modifications

Minimum Lot width. Modification requested. **Staff supports the requested modification.**

- Required – Lots in the RP-1 and RP-2 zoning districts shall have a minimum lot width of 60' for single family homes
- Proposed – 40' lot width for lots 104-176 and 50' lot width for lots 177-219
- Recommended – To meet a demonstrated market demand for a housing product that is more attainable the design of the proposed homes will feature a narrower floor plan. This narrower design will require a lesser lot area to accommodate the product. Additionally, the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation. The proposed housing product meets the comprehensive plan goal of providing diverse housing types to meet the changing housing needs of the community. For these reasons staff believes the requested modification is reasonable.

Minimum Lot area. Modification requested. **Staff supports the requested modification.**

- Required – Lots in the RP-2 zoning districts shall have a minimum lot area of 6,000 sf. for single family homes
- Proposed – 4,800 sf. lot area for lots 104-176
- Recommended – To meet a demonstrated market demand for a housing product that is more attainable the design of the proposed homes will feature a narrower floor plan. This narrower design will require a lesser lot area to accommodate the product. Additionally, the number and density of these lots required to be financially feasible for development is such that they need to be of a certain size that can only be accomplished with the requested deviation. The proposed housing product meets the comprehensive plan goal of providing diverse housing types to meet the changing housing needs of the community. For these reasons staff believes the requested modification is reasonable.

Corner Lot Minimum Principal Building Setbacks. Modification requested. **Staff supports the requested modification.**

- Required – Lots in the RP-2 zoning districts shall have a 20' corner lot minimum principal building setback.
- Proposed – 15' corner lot minimum principal building setback for lots 104-251.
- Recommended – The requested 15' setback is a condition allowed by right in the adjacent RP-1 district. As this is a master planned community, the requested setback will maintain a consistent look and will not have a negative impact on adjacent properties.

Maximum Block Length. Modification requested. **Staff supports the requested modification**

- Required – The maximum block length in the RP-2 district is 640'. Blocks up to 10% longer than the maximum may be administratively approved if the requirement cannot be met due to physical constraints, such as topography, drainageways, and existing surrounding streets.
- Proposed – The applicant proposes a block length of approximately 740' for Silo Street.
- Recommended – The increased block length is a result of the location of the existing street network. The UDO required that the proposed SE Bailey Farms Pkwy align with SE Brownfeild Dr. For this reason, staff believes the modification is reasonable and supports the request.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum lot width of 60' for single family homes to allow a 40' lot width for lots 104-176 and 50' lot width for lots 177-219.
2. A modification shall be granted to the minimum lot area of 6,000 sf. for single family homes to allow a 4,800 sf. lot area for lots 104-176.
3. A modification shall be granted to the 20' corner lot minimum principal building setback in the RP-2 zoning district to allow a 15' corner lot minimum principal building setback for lots 104-251.
4. A modification shall be granted to the 640' maximum block length in the RP-2 district to allow a block length of 740' for SE Silo Street.
5. Development shall be in accordance with the preliminary development plan dated May 27, 2021.
6. Site development and architectural elevations shall be in accordance with plans and specifications submitted May 25, 2021 and May 28, 2021 and on file in the Development Services Department.
7. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA). No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any building permits being issued.
8. A 10' wide shared use path shall be constructed along the west side of SE Ranson Road/Route RA from Bailey Road to the south property line in compliance with the Comprehensive Plan (Greenway Master Plan and Bicycle Transportation Plan amendments thereto) and Livable Streets Resolution.

Standard Conditions of Approval

9. A Design & Construction Manual design waiver shall be submitted by the applicant for grading within a stream buffer and elimination of the requirement to perform detention for a peripheral drainage area. Staff is willing to consider the request, but the waiver request will need to contain the following additional information:
 - a. Existing condition and proposed condition drainage area for the peripheral drainage area
 - b. Quantifiable decrease in the amount of stormwater release for the peripheral drainage area at release point #2 from the existing condition
 - c. An exhibit showing the existing stream buffer labeled, and the limits of "transitional grading" described in the waiver request in measurable terms

- d. Total area of "transitional grading" within the stream buffer
 - e. A discussion regarding why a stream assessment is not warranted for the stream buffer waiver
10. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final plat and approved prior to the approval of the final plat. All public infrastructure must be substantially complete, prior to the issuance of any building permits.
 11. A Master Drainage Plan (MDP) shall be submitted and approved in accordance with the City's Design and Construction Manual for all areas of the development, including all surrounding impacted areas, along with the engineering plans for the development. The MDP shall address drainage level of service issues on an individual lot basis.
 12. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
 13. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
 14. The As-graded Master Drainage Plan shall be submitted to and accepted by the City prior to the issuance of a Certificate of Substantial Completion and prior to the issuance of any building permits for the development.
 15. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
 16. All permanent off-site easements, in a form acceptable to the City, shall be executed and recorded with the Jackson County Recorder of Deeds prior to approval of any engineering plans. A certified copy shall be submitted to the City for verification.
 17. A restriction note shall be included on the final plat stating: "Individual lot owner(s) shall not change or obstruct the drainage flow paths on the lots, as shown on the Master Drainage Plan, unless specific application is made and approved by the City Engineer."
 18. Upon approval of the proposed rezoning by City Council, the applicant will become responsible to provide the appropriate level of right-of-way maintenance (mowing) during each growing season with the defined area abutting their property as defined and outlined in the City's Mowing Policy, approved by Council on November 3, 2005.
 19. Any cut and / or fill operations, which cause public infrastructure to exceed the maximum / minimum depths of cover shall be mitigated by relocating the infrastructure vertically and / or horizontally to meet the specifications contained within the City's Design and Construction Manual.
 20. All ADA sidewalk ramps shall be constructed by the developer at the time the street is constructed.

21. All sidewalks adjacent to a common area tract, unplatted land or any land where no structure is intended to be built, and is required, shall be constructed by the developer at the time the street is constructed.
22. The applicant shall submit and the City shall accept an "As-built / As-graded" detention basin plan prior to issuance of a Certificate of Substantial Completion.
23. Limits of the stream buffer shall be shown on the plat, along with stream buffer language and definition in a form prescribed by the City.
24. No final plat shall be recorded by the developer until the Director of Development Services and the City Attorney have reviewed and approved the declaration of covenants and restrictions pertaining to common property as prepared in accordance with Section 4.290 of the UDO, and until the Director has received certification from the Missouri Secretary of State verifying the existence and good standing of the property owners' association required by Section 4.280 of the UDO. In addition, the approved Declaration of Covenants, Conditions and Restrictions shall be recorded prior to the recording of the final plat.
25. A final plat shall be approved and recorded prior to any building permits being issued.